

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting May 19, 2021**

The meeting was called to order by Chairman Jay Murray at 4 o'clock p.m. Also in attendance were Councilman Richard Duncan, Mike Doyle, Mike West, Ken Madara and Town Manager Stacey Long.

The meeting was properly posted.

The first item on the Agenda was a request from Ryan Homes to add decorative trellises over the garage doors and to request a modification to the requirement that front porches extend 4 feet beyond garages within the Atlantic Lakes community. Ted Ruberti was in attendance representing Ryan Homes. Based on customer feedback for a larger home, Mr. Ruberti presented plans for a new model to be added to their lineup. He stated that this model offers a larger second floor option for customers. It fits into the farmhouse elevation that is currently being sold in Atlantic Lakes. Based on the elevation of this model, Mr. Ruberti stated that it would be extremely difficult to modify it in order to meet the current requirement that the porches extend 4 feet beyond garages. Ryan Homes would like a modification to the requirement and to add a decorative trellis over the garages. The committee discussed custom modifications to other models in the development, realizing they are not feasible on this particular plan. Councilman Duncan made a motion to accept Ryan Homes request for a modification to the town requirement that the front porch must extend 4 feet beyond the garage and to add a decorative trellis over the garage doors as an added feature. Motion seconded by Ken Madara and carried by all. **It is the recommendation of the Planning and Zoning Committee that the Mayor and Council accept this request.**

The second item on the agenda was a review of the proposed architectural plans submitted by DR Horton in regard to the Coastal Villages development. Daniel Bunting was in attendance representing Bunting-Macks, the developer on the project. Mr. Bunting stated that DR Horton will be doing some of the building in Coastal Villages and, as they look toward product, they will also need to address the requirement that porches must extend 4 feet beyond garages. Mr. Luke Vandenberg provided product renderings for the committee to review. He stated that some of the models do meet the architectural guidelines but that some do not. Daniel added that they have eliminated any 16 foot garage extensions and that they have modified elevations to extend front porches when they could and, where it proved too architecturally difficult, they have added garage trellis. Mr. Vandenberg reviewed elevation options in the packet and the committee discussed street scape. Mr. Vandenberg stated that DR Horton is based in Texas and that Coastal Villages will be their flagstaff project in this area. Chairman Murray stated that the town has received a letter from Davis, Bowen and Friedel stating that they have no objection to the request for a waiver. Daniel stated that this product is included in the higher end product of the development. He made a formal request for a waiver to Town Code Section 200-36.D.5.c.4, as referenced in the letter from DBF, Inc., on certain models. Mike West made a motion to accept Mr. Bunting's request for a waiver, on certain models, which requires garages to be set back a minimum of four (4) feet from any front-facing house projections. Motion seconded by Ken

Madara and carried by all. **It is the recommendation of the Planning and Zoning Committee that the Mayor and Council accept this request.**

The last item on the Agenda was consideration of preliminary site plan approval for Selbyville Public Library improvements. The library is located on W McCabe Street, Tax Map 5-33-16.16 Parcels 51.00 and 52.00. Mr. Chad Carter, of Becker Morgan Group, was in attendance along with Librarian Kelly Kline. Mr. Carter stated that the existing addition will be demolished, keeping the historic home intact, and constructing a new 14,000 square foot building on the vacant lot behind the current library. The plans include 20 additional parking spaces. Mr. Carter stated that on street parking is available but stated that they will be requesting a waiver for the total number of parking spaces. Additionally, they will be requesting a waiver to allow the proposed building to encroach into the established building setbacks. Town engineers Davis, Bowen and Friedel have approved the preliminary site plan. There was a general review of materials, fencing, lighting, and outdoor space plans. A preliminary cost estimate is between seven and eight million dollars. The committee agreed that it is a much needed improvement and that it will be a wonderful attraction for the town. Ms. Kline stated that COVID delayed their fund raising activities by at least a year so completion of the project may not be until 2023. Councilman Duncan made a motion to accept the preliminary site plan approval for the Selbyville Public Library improvements and to grant the request to waive off-street parking and building setback requirements. Motion seconded by Mike West and carried by all.

There being no further business to discuss, Mike West made a motion to adjourn the meeting. Motion seconded by Ken Madara and carried by all.